

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
DRAFT MINUTES  
Tuesday, October 27, 2009  
(To be approved November 10, 2009)  
Oak Grove Middle School Library  
7:30 pm**

- 1. Call to Order** Dan Neirinckx called the meeting to order at 7:35 p.m.
- 2. Roll Call Present:** Wythe Davis, Krishna Toolsie, Randy White, James Talbot, Judy Bohlen, Janet Mulder, Yvonne Purdy-Luxton, Michael Casinelli, Frank Hewitt, Dan Neirinckx, Earl Katzer, Martin Muschinske, and Steve Wragg  
**Absent:**  
**Excused:** Richard Wright and Dan Kjonegaard
- 3. Motion to approve the Agenda for October 27, 2009 as posted 72 hours before the meeting, and the minutes for October 13, 2009. Motion carried unanimously**
- 4. Open Form - Opportunity for public to speak - limit 3 minutes**
  - a. Frank Hewitt and Janet Mulder will not be here at the next meeting.**
  - b. Janet Mulder brought up a problem with the Barrett House, its disrepair and use of it by vandals and vagrants. She suggested that a letter be sent to the owner, with copies to Dianne Jacob, Cal Fire, Sheriff (Capt. Chambers), pointing out that we have written the owner before to no avail and that we have been told by the Sheriff about complaints registered by the owner. The JDCPG would ask the sheriff for their records as to how many times they have been called to this property. Dan authorized Janet to send a letter regarding these ongoing concerns regarding this property.**
  - c. Cathleen E. Chadwick MPH, Community Outreach Coordinator works as a liaison with CA dept of Fish and Game, US Fish and Wildlife and BLM Land introduced herself and offered her help to us.**
- 5. GP2020 Update/ Referral Land Use Map – Dan Neirinckx brought up a 40-acre parcel, which we have not commented upon. It is located North west of Honey Springs and Deerhorn Valley Road. It was recommended to be SR10 on the referral map. Today our plan calls for Multiple Rural Use 18, which is 4, 8 and 20. He located it on our ground-truthing map and our estimate was consistent with their recommendation. The County had in their minds that we had recommended SR 40 and we can find no such recommendation. **Theury Stedd**, speaking for the owner remembered that the Planning Group had recommended that it be 10-acre designation as did Dan Neirinckx. The County has now changed the requirements for SR10 to now include slope criteria, which changes the density for this property from 4 parcels to a possible 2-3 parcels. He asked for us**

to recommend that they go back to the original designation, which did not address slope. **Dan** pointed out that he would be concerned if the SR10 was the only requirement i.e., did not consider water, slope, etc. **Dan moved we send the attached letter adding a paragraph recognizing that the applicant is still concerned that the SR-10 designation now includes slope requirements and that it might further reduce the density of their parcel even though our ground-truthing did take slope into consideration. The JDCPG again reiterates their position that we need to look at properties in question on a case-by-case basis. In this case our Planning Group feels that this parcel should adhere to SR10 with no further reduction in density due to slope.**

**JAMUL DULZURA COMMUNITY  
PLANNING GROUP  
P.O. BOX 613  
JAMUL, CA 91935-0613**

October 27, 2009

San Diego County  
Department of Planning and Land Use  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

Attn: Mr. Jimmy Wong,  
General Plan Update

Per your e-mail of October 1, 2009 the following comments are provided:

1. At the October 27, 2009 meeting of the Jamul Dulzura Community Planning Group (JDCPG) the motion to recommend a density designation of SR-10 to the parcel identified as "JD1" on the Jamul Dulzura Planning Area "Referral Map" passed by a vote of 13, Yes; 0, No; and 0, Abstained.
2. It should be noted that the JDCPG has not made a prior specific recommendation on this parcel. The existing designation is for Multiple Rural Use 18, 1-DU per 4, 8 and 20. The JDCPG's "Ground Truthing" map indicates that a designation of SR-10 is appropriate for this parcel.
3. The JDCPG's position relative to dwelling unit densities within the Planning area is unchanged. The group's position is to maintain existing densities and only Convert the existing planned densities to the new general plan classifications.
4. The JDCPG recognizes that the applicant is still concerned that the SR-10 designation now includes slope requirements and that it might further reduce the density of their parcel even though our ground-truthing did take slope into consideration. The JDCPG again reiterates their position that we need to look at properties in question on a case-by-case basis. In this case our Planning Group feels that this parcel should adhere to SR10 with no further reduction in density due to slope

Respectfully,

Dan Kjonggaard  
Chair

## **6. SDG& E Sub-Committee Report – Jim Talbot -chair stated SDG&E**

representative, Don Parent called him at 4:00 and said they would not be at the sub-committee meeting as they had been out of the office and did not have a report. **Ten members of the community showed up for the meeting and were turned away as SDG&E was a no show.** Janet called Don and asked him to be sure to call us by November 3 regarding their appearance at the November 11 sub-committee meeting, reminding them that there would only be one meeting in November. **Steve Wragg** suggested we contact Valley Center regarding a similar project with SDG&E. **Dan** will call the Chair and check into it.

8. **Jamul Indian Village Casino Status Report and Recommendations – Randy White** pointed out that the road work on SR -94 and Melody Road is taking place thanks to the Fire Station's project. It has to be completed before the Fire Department can take occupancy.

#### 9. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

- a. **Dan Neirinckx** attended the Planning Commission meeting and the Road Standards item was postponed until December 18.
- b. **TPM21107 RPL2 Renteria – Skyline Truck Trail –Dan Neirinckx**
- c. **TPM20786 – Braunlich – Wide Oak Road – given to Richard Wright**
- d. **Winters Second Dwelling Unit – approved by Director**
- e. **POD09-009 - Zoning Ordinance Update Review – Dan** looked at it and gave copies to **Martin Muschinske and Wythe Davis** who will report at the next meeting
- f. **Planning Commission November 6, 19, 20 – General Plan Update. Planning Groups comments will be taken on Nov. 6 and Dan will attend for us.**
- g. **BOS Agenda October 20- 21 – no comments**
- h. **POD08-016 [ Ordinance relating to water efficiency landscapes and adopting regulations for water conservation by landscaping. Given to Richard Wright**
- i. **Comments by Atty General of CA – on the Draft Environment for the SD General Plan Update stating “the documents in their current form are unlikely to achieve the County’s intent and, moreover, are legally deficient under CEQA.**

**Adjournment:** Dan Kjonagaard adjourned the meeting at 7:59 p.m. reminding us that the next regular meeting is **November 10, 2009 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

#### **PLEASE NOTE:**

**SDG&E Substation Subcommittee will meet on November 10 at 6:30pm before the regular meeting in the Oak Grove Middle School Library. SDG&E will inform us by November 3 if they are unable to make the meeting.**

Respectfully submitted,

Janet Mulder, Secretary